



MORTGAGE

THIS MORTGAGE is made this 2nd day of June 1982, between the Mortgagor, Julia Beeks, Georgia Cureton, George Connell Cureton (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine thousand five hundred sixty dollars and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1988

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situated, lying and being in the Sixth Ward of the City of Greenville, Township and County of Greenville, State of South Carolina, being a part of Lot Number Six (no. 6), Block 2 of a subdivision of lands of Hannah J. Cox, et al., situate on or near C. & G. R.R., and being further described as follows:

BEGINNING at a stake on west side of Hopkins Street (formerly Glenn Street) feet from the corner of Ansel Street (formerly St. John Street) and said Hopkins Street (formerly Glenn Street), and running thence N. 78 W. 100 feet to a stake in line of Lot No. 6; thence s. 12 W. 42 feet to corner of Lots Nos. 5 & 6; thence S. 78 W. 100 feet to a stake in line of Hopkins Street (formerly Glenn Street) thence N. 12 E. 42 feet along said last named Street to the beginning; the same being a part of lot conveyed to Susan Harrison by Hannah J. Cox, et al., on Jan. 26, 1894, recorded in volume D at page 204; and being the same conveyed to Julia Chappell by Susan Harrison by deed dated , recorded in Vol. 8, page 156, in RMC Office on April 11, 1910.

ALSO, all that other lot of strip of land in said City, Township, County and State adjoining the above described property, Four (4) feet in width at all points, extending along the southern line thereof from said Hopkins Street to the rear line of said original Lot No. 6, and both of said properties, together, being and comprising the whole of the said original lot Number Six (No. 6) referred to.

This is that same property conveyed by deed of J. P. Chappell dated & recorded 9/19/52 to Edward D Cureton & Georgia Curton, (Edward Cureton, now deceased) Volume 463, at Page 216, in the RMC Office for Greenville County, SC.

which has the address of 6 Hopkins Street Greenville S.C. 29601 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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